





Inside The Home

The accommodation comprises a generous Living Room, centred around an electric fireplace, providing a comfortable space to relax and unwind. To the rear, the open-plan Dining Kitchen offers a range of wall and base units with complementary worktops and integrated appliances which include a four ring gas hob, with an oven below and extractor above, as well as plumbing for a washing machine and space for a fridge freezer. Direct access to the rear enclosed garden is provided by UPVC double glazed french doors, perfect for allowing little ones to play.

The first floor comprises three well-proportioned bedrooms, each offering excellent versatility for growing families, home working or guest accommodation. Completing the accommodation is a modern three-piece bathroom suite, as well as a handy built in storage cupboard.

Whilst the property requires some modernisation, it truly oozes potential making it an ideal purchase for families or downsizers looking to create their dream home. Offered to the market with No Chain, an excellent opportunity awaits.

Let's Take A Closer Look At The Area

Located in Westgate, Morecambe, this home is serviced with a plethora of local shops including two large supermarkets, convince shops as well as a local public house and eateries, all within walking distance. With a range of highly regarded primary and secondary schools close by, this home caters for the whole family, with the Bay Gateway a 5 minute driveway, commuters can be on the M6 motorway in approximately 15 minutes.

Let's Step Outside

Externally, the property benefits from gardens to both the front and rear, creating ideal spaces for children to play, gardening enthusiasts or outdoor entertaining. Beyond the property lies a large playing field, providing an excellent extension to the outdoor space and making this an ideal setting for young families. Further benefits include an allocated parking space to the rear, together with additional visitor parking, and a small play area and large playing field located to the side of this wonderful family home.

Services

The property is fitted with a gas boiler and wall mounted electric storage heaters, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is freehold. Title number: LA629440.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

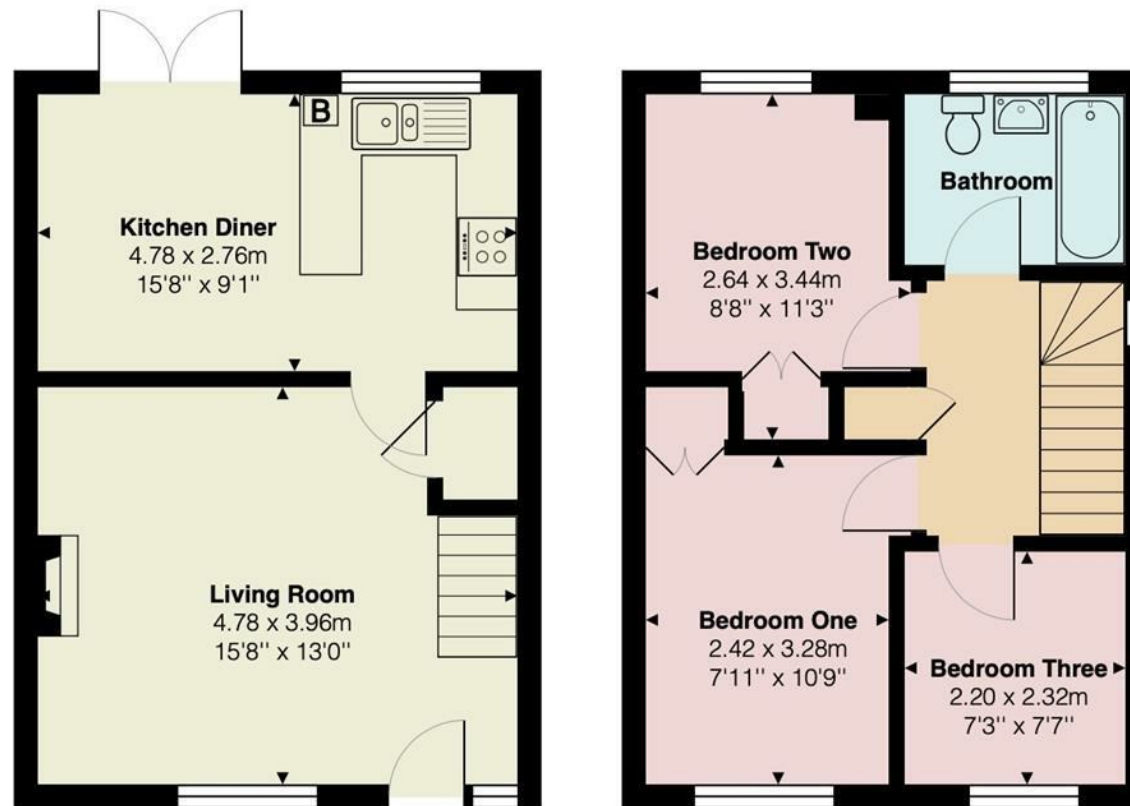
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

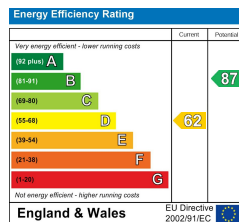
View online or for more information contact our office for details.







Total Area: 65.8 m² ... 708 ft²



Your Award Winning Houseclub

